

STILLHOUSE CREEK HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING AGENDA
February 25, 2020
6:00 p.m.
Vertical Church of Madison

- 1. Welcome and Introduction by Board President Jacob Thomas**
- 2. Introduction of Guests:**
 - a. Trey Petro- Madison County Property Owners Association**
 - b. Master Sgt. Taylor Chastain- Madison County Sheriff's Department**
- 3. Notice of Meeting and Certification of Proxies by Julie Hardy, HLNM**
- 4. Review and Approval of Minutes from 2019 Annual meeting (attached)**
- 5. Review of 2019 Financials by Julie Hardy, HLNM (attached)**
- 6. Election of Board Members 2020-2021**

Board Nominations:

Amanda Leigh Conner

TJ Taylor

Eames Henley

Jacob Thomas

Brooke Stevens

Derick Vance

Dakota Tate

- 7. Discussion of neighborhood projects for 2020**
- 8. Committee Volunteers**
- 9. Question and Answers**
- 10. Adjourn**

STILLHOUSE CREEK
2019 ANNUAL HOMEOWNERS MEETING
MINUTES
February 26, 2019 at 6:00 p.m.
Vertical Church

1. Derick Vance, Board President of the Association, called the Meeting to Order at 6:02 pm, welcomed all Residents and introduced guest speaker from Madison County Sheriff's Department, Sheriff Randy Tucker.
2. Sheriff Tucker with Madison County Sheriff's Department spoke to residents and answered general questions.
3. Julie Hardy with Homeland Neighborhood Management established a Quorum and Waiver of Notice. She reviewed the minutes from February 26, 2018 meeting. With no changes or updates, a motion was received from the audience to approve. A second to the motion was received and was unanimously passed.
4. Julie reviewed all financial activity of Stillhouse Creek. She asked for and answered all financial questions. A motion and second was made to approve and accept the financials and it was done so by unanimous vote.
5. The floor was opened for board nominations. With none, Julie indicated that the current Board of Directors recommended the following slate of directors for 2019 and they all introduced themselves:
 - A. Eames Henley
 - B. Brooke Stevens
 - C. Amanda Leigh Conner
 - D. Derick Vance
 - E. Gabe Shows
 - F. Jacob Thomas
 - G. John Watson

Motion to accept the nominees was received and seconded. Unanimous vote was made in favor of these nominees to serve on the Board.

6. Gabe Shows led the discussion on projects planned for the year: entry lighting, signage updates, mailbox repairs/replacements, walking trail bridge repairs/replacements, and playground additions/enhancements.
7. Question and Answer time was then opened and residents asked various questions which were answered by board members and/or Homeland Neighborhood Management.
8. There being no further business, HLNLM representative Julie Hardy received a motion and second to adjourn the meeting at approximately 7:25 p.m.

STILLHOUSE CREEK HOA
Budget Performance
 January thru December 2019

	2019 Actuals	2019 Budget	+/- Variance
Ordinary Income/Expense			
Income			
FINE ASSESSMENTS	258.82	0.00	258.82
H/O Repair Reimbursement	358.11		358.11
LATE FEES	778.21	0.00	778.21
LEGAL/COLLECTION COST REIMBURSE	4,338.18	1,000.00	3338.18
Returned Check Charges	20.00	0.00	20.00
SEMI-ANNUAL ASSESSMENTS	147,434.12	151,360.00	-3925.88
Total Income	153,187.44	152,360.00	827.44
Expense			
Bank Service Charges	169.67	360.00	-190.33
Common Area Improvements/ Reser	35,343.49	30,000.00	5343.49
Court filing/ Collection Cost	4,991.88	1,000.00	3991.88
Decorations- seasonal	1,645.00		1645.00
Insurance Expense	2,264.50	2,700.00	-435.50
Member Events	699.41	1,000.00	-300.59
Postage, Printing, Supplies	2,166.87	1,800.00	366.87
Property Management Fees	18,000.00	18,000.00	0.00
Property Taxes	692.59	500.00	192.59
Repairs and Maintenance			
FOUNTAIN REPAIRS	1,585.47	2,500.00	-914.53
Homeowner Repairs - Reimburseab	1,665.00		1665.00
IRRIGATION MAINTENANCE	788.85	1,500.00	-711.15
LANDSCAPING & GROUNDS	56,585.56	62,000.00	-5414.44
LIGHTING REPAIRS	0.00	500.00	-500.00
Total Repairs and Maintenance	60,624.88	66,500.00	-5875.12
Utilities			
Electricity	21,594.86	27,800.00	-6205.14
Water	2,661.88	2,100.00	561.88
Total Utilities	24,256.74	29,900.00	-5643.26
Website Maintenance	281.86	600.00	-318.14
Total Expense	151,136.89	152,360.00	-1223.11
Net Income	2,050.55	0.00	2050.55